



DRAFT COPY:

I confirm that I have checked all details in these particulars and they are correct in all respects.

Signature:

Date:

77 Merrills Avenue, Crewe, Cheshire, CW2 8SP



£129,950

This well presented bungalow stands in large private gardens and is ideally placed at the head of a cul-de-sac. The property needs some updating but has a gas central heating system and Upvc double-glazed windows. The well planned accommodation includes an entrance hall, lounge, kitchen, conservatory, two bedrooms and bathroom. The area is well placed for access to the centre of Crewe, including many of the area's major employers. There are local shops and services close-by and the Queen's Park is also situated nearby. We would draw your attention in particular to the gardens which allow plenty of off road parking and really are an excellent feature of the property. There are very private gardens which are mainly lawned and would be ideal for a keen gardener.



Entrance Hall

Upvc double-glazed entrance door. Radiator. Built-in store cupboard.

Lounge 14'3" x 12'5" (4.34m x 3.78m)

Upvc double-glazed window. Radiator. Marble fireplace with a living effect gas fire as fitted. TV point.

Kitchen 9'3" x 9'1" (2.82m x 2.77m)

2 Upvc double-glazed windows. Radiator. Wall mounted gas boiler serving the central heating and

domestic hot water systems. Range of fitted units comprising a single drainer sink unit with work surfaces adjacent. There are base units under with cupboards and drawers. Wall cabinets over with under lighting and matching glass fronted display cabinets.

Conservatory 11'7" x 6'9" (3.53m x 2.06m)

Upvc double-glazed windows.

Bedroom One 11'2" x 11'1" excluding bay window. (3.40m x 3.38m excluding bay window.)

Upvc double-glazed bay window. Built-in wardrobes.

Bedroom Two 10'0" x 8'4" (3.05m x 2.54m)

Upvc double-glazed window. Built-in airing cupboard.

Bathroom

Full suite comprising a panelled bath, pedestal wash hand basin and a low level. Upvc double-glazed window. Radiator.

Externally

The property is approached over a tarmac driveway which has been installed in conjunction with the neighbouring property and provides access to the detached garage whilst providing off road parking. There is a neat front garden with borders. The rear garden is what we think will interest you. It is very large and private being mainly laid to lawn with well stocked borders and includes a patio area. The gardens are enclosed by timber panel fencing and mature hedges.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Directions

From the agents office proceed into Ruskin Road and follow to the end. Turn left into Alton Street and then take the first right hand turn into Flag lane. Go to the traffic lights and turn left into Wistaston Road. Follow the road to the end passing the Queens Park on the left hand side. At the t-junction turn left into West Street and take the first right hand turn into Bilton Way. Follow to the end and turn right in Merrills Avenue. The property can be found at the end of the cul-de-sac.



These sales particulars have been prepared for guidance only. We have not carried out a survey, nor tested the services or specific fittings. Floorplans have not been drawn to scale and are designed as a guide to layout only. All measurements are approximate and should not be relied on to purchase carpets or furniture. Photographs are not necessarily current and you should not assume any item is included in the sale. These details do not constitute an offer or contract or part thereof. McGarrigle & Co. or any of their staff do not make or give either in these particulars or during negotiations or otherwise any warranty or representation in relation to the property.

Ground Floor

